

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

No Comments.

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SITE PLAN REVIEW AND COMMENT
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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

1. This application is considered incomplete. There was no survey included in the package. Please do not request additional review or authorizations from Engineering staff without first providing a boundary survey.
2. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
3. The applicant's parking report was delivered to Post Buckley Shuh and Jernigan for review. This request of a 73 space reduction results in a 34.6 % reduction request.
4. The engineering staff shall reserve support of this request for the Planning and Zoning Board hearing until it is proven conclusively that this reduction shall not result in the potential for negative impacts on the community surrounding the project, or the project residents themselves.
5. All marine facilities shall be in accordance with Section 47-19.3 of the City's Code of Ordinances.

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6. Apply the AASHTO P (passenger vehicle) template to the internal circulation of the garage. Inside and outside radii shall be added at each curve to demonstrate compliance with circulatory requirements.
7. The loading area is located too close to the entrance and appears to present complications with visibility for drivers. Elaborate on what can be done to avoid the sight distance problems caused by the wall located between the two driveways.
8. Clearly mark boundaries for the handicap aisles from parking spaces into the building.
9. On page A-4 a 13 % slope is indicated on a ramp. Ramps cannot exceed 12% on any portion. Ensure all ramps with parking do not exceed 5 % and those without parking do not exceed 12 % per Code.
10. Provide a staging and storage plan and begin working on how the contractor can gain access to reasonable areas for parking, storing equipment, and operating to construct this building without undue burden on surrounding properties. It is not evident that there is sufficient room to construct this building to the magnitude proposed without extreme hardship on the adjacent residents and public roadways.
11. Note that a roadway closure does not seem to be a viable option.
12. Provide a photometric (lighting) plan indicating the design for lighting in all parking and vehicular use areas conforming to Section 47-20.14 of the Code of Ordinances.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

1. The exits violate NFPA 101, 7.5.1.4
2. F20 applies to boat docks
3. Civil plan required showing fire main, hydrant, FDC and DDC.
4. Flow test required.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Estate of James Fazio/Il Lugano	Case #:	82-R-02
Date:	2/25/03		

Comments:

No apparent interference will result from the reduction in parking. However, the proposed hotel and condominium units must be evaluated by Comsearch per our December 23, 2002 comments.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

Landscape review comments as per previous submittal (dated 12/23/02). See below:

1. Provide the calculations that verify that the open space requirements for a mixed use development are met (as per Sec. 18.21.H.2).
2. The first 20' of the yard fronting on the waterway is to be in landscape (as per Sec. 47.21.10.)
3. Indicate the existing trees and palms on site. All Tree Preservation Ordinance requirements apply. Any trees or palms which would be considered good candidates for relocation should be relocated.
4. Show any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan. Any overhead lines should be placed underground.

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Division: Planning

Member: Angela Csinsi
954-828-5984

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

Request: Parking reduction for mixed-use building located at 3333 NE 32 Ave.

1. A separate application and fee is required for the Planning & Zoning Board submittal.
2. Staff strongly recommends that this parking reduction request accompany the site plan review case when it is scheduled for Planning & Zoning Board review.
3. PBS&J has been selected to review the parking reduction study from the City's group of traffic consultants. As of February 19, 2003, the consultant has not received the study. Please forward as soon as possible.
4. The parking study refers to use of on-site attendant parking. A parking agreement is required for this type of use.
5. Additional comments may be forthcoming at DRC meeting.

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Division: Police **Member:** Det. C. Cleary- Robitaille
954-828-6419

Project Name: Estate of James Fazio/Il Lugano **Case #:** 82-R-02

Date: 2/25/03

Comments:

No comments at this time re: parking reduction. Comments reserved for future plans.

Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Estate of James Fazio/Il Lugano

Case #: 82-R-02

Date: 2/25/03

Comments:

1. No comments.